

AGENDA
BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
CONFERENCE & REGULAR MEETING
DECEMBER 11, 2014 7:30 pm

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINELAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Miller, Mr. Boyer, Mr. Smith, Mr. Siburn, Mr. Sullivan,
Mr. Henry, Mr. Delia and Mr. Nappi
Mr. Bernstein, Board Attorney

Oath of Public Officers – Newly Appointed Members

Mr. Gerald Nappi – replacement of unexpired term to end 12/31/2016

Roll Call:

Completeness Review – Informal Review of Application:

App.#4-14: Berkeley Heights Realty, Inc. (Enrite Service Station), 525 Springfield Ave., Block 611, Lot 7 (HB-3 Zone)

Proposed expansion of station to include fueling canopy and operator kiosk for service station use. The proposed changes would require variances and waivers of certain design standards. The applicant had appeared before the Board in 2013 (App.#26-13: Ilya Shlakman), and a Certificate of Prior Nonconforming Status of the gasoline service station and repair garage was granted by the Board of Adjustment.

Applications for Review:

App.#25-14: 369 Springfield Avenue Associates, LLC, 369 Springfield Ave., Bl.208, L. 21

The applicant was granted approval earlier this year for changes to the exterior elevations of an existing commercial building and for roof signs. The resolution of approval required that all lettering on the signs be black. The applicant is now requesting that this condition be modified to allow colors for the lettering on the halo-lit sign for eMedical Offices, an urgent care facility. (DD Zone)

CARRIED FROM OCTOBER 23, 2014, WITHOUT FURTHER NOTICE:

App.#21-14: 65 Heights LLC / Kwak, 65 Park Avenue, Block 608, Lot 8 (R-10 Zone)

Applicant is proposing to renovate and make alterations to a 3-family dwelling which is located in an area zoned for single-family homes. As required in order to proceed with the project, the Applicant is seeking an appeal/interpretation from the Zoning Board of Adjustment that its current use is and has been a valid conforming three family dwelling.

Adoption of Resolutions:

App.#29-14 : Jonell Associates Development, 247 Washington Street, Block 206, Lot 6

Applicant is seeking to demolish an existing single family house and construct a new single family house on the lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because both side yard setbacks are less than the required 12 ft. (The proposed principal side yard setbacks are 11.2 ft. on the east side and 11.3 ft. on the west side.) As a result, the proposed total combined principal side yard setbacks are 22.5 ft., less than the required 30 ft. for combined side yards. Relief is also needed from Section 11.1.7A which requires a minimum distance of 5 ft. between a driveway and a lot line. The proposed driveway location is 2.5 ft. off the side property line. Also, nonconforming issues are lot area and lot width. (R-10 Zone)

App.#30-14: Laurence & Lori Wagman, 40 Old Farm Road, Block 2801, Lot 62.02

Proposed installation of an inground pool, covered deck, outdoor kitchen on new patio and pool surround patio. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because 1) building coverage will exceed the maximum 15% allowed in the R-20 Zone; 2) other coverage will exceed the 10% allowed, and 3) total lot coverage will exceed the 25% allowed. (R-20 Zone)

App.#31-14: Heritage Manor Homes LLC, 154 Hillside Avenue, Block 2402, Lot 42

Proposed single family dwelling to be constructed after demolition of existing dwelling on the lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" due to 1) a proposed principal building front yard setback that is less than the required 50 ft; 2) building coverage that exceeds the 15% maximum allowed in the R-15 Zone; and 3) total lot coverage that exceeds the maximum 25% allowed. The lot area is a nonconforming issue. (R-15 Zone)

Adoption of Minutes:

November 13, 2014

Adjournment:

Connie Valenti, Secretary